

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0079 (Talia Homes)

Z.A.P. DATE: July 2, 2019

ADDRESS: 12500 Lamppost Lane

DISTRICT AREA: 7

APPLICANT: HQR Investments, LLC Series 12500 (Michael Vasquez)

AGENT: Civiltude, LLC (Eyad Kasemi)

ZONING FROM: SF-5

TO: SF-6

AREA: 1.2298 acres
(53,571 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-6, Townhouse & Condominium Residence District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

July 2, 2019: Approved staff's recommendation of SF-6 zoning by consent (8-0, N. Barrera-Ramirez and J. Kiolbassa-absent, A. Tatkov-arrived late); D. King-1st, H. Smith-2nd.

ISSUES:

In the previous rezoning case, C14-2018-0021, the applicant requested SF-5 zoning for this property. The staff recommended the request for SF-5 zoning to develop a mixture of single family and duplex residential uses on the site.

During the residential review process, the property owner discovered that a condominium development in SF-5 zoning will not work at this location because the property fronts onto a local residential street. The staff is supportive of SF-6 zoning because the site meets the intent of the Townhouse & Condominium district. The applicant will have to comply with compatibility standards to develop under SF-6 zoning. However, Land Development Code Section 25-2-776(D)(2) does not apply to the SF-6 district.

DEPARTMENT COMMENTS:

The property in question is developed with a commercial structure with outdoor storage. The lots to the north of this site are developed with single family residences. To the south, there is a retail center with a convenience store and service station use fronting onto Parmer Lane. The lots to the east are developed with duplexes. To the west, there is a multifamily use and single-family residences. The applicant is requesting to rezone this lot to redevelop it with a condominium residential use.

The staff recommends the applicant's request for SF-6 zoning at this location because the property meets the intent of the Townhouse & Condominium Residence District. The SF-6 zoning district would be compatible and consistent with the surrounding uses because the site under consideration fronts onto a local residential street and is adjacent to multifamily zoning (MF-1) and uses to the

west, commercial zoning (LR-CO) to the south and single-family residential (SF-2) zoning to the north, east and west. The Townhouse & Condominium Residence zoning district would allow for a fair and reasonable use of the property because this zoning will permit the applicant to redevelop this large lot with a condominium residential use that will provide for additional housing options that are consistent with surrounding residential patterns in this area.

This property is located within the North Lamar Area Study, which was adopted by the City Council on October 3, 1985. The study recommends Single Family land use for this area located to the north of Parmer Lane (North Lamar Area Study-Map 4, page 16).

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-5	Structure with outdoor storage
<i>North</i>	SF-2	Single Family Residences
<i>South</i>	LR-CO	Retail Strip Center (Texaco, Check Cashing, Food Basket Convenience Store, Speedy Cash Loans, ATX Nails, Claudia's Hair Salon, State Farm Insurance Office), Billboard
<i>East</i>	SF-2	Duplexes
<i>West</i>	MF-1, SF-2	Quadraplex, Single-Family Residences

AREA STUDY: North Lamar Area Study

TIA: Waived

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Lamplight Village Area Neighborhood Association
 Neighborhood Empowerment Foundation
 North Growth Corridor Alliance
 Pflugerville Independent School District
 SELTEXAS
 Sierra Club, Austin Regional Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0021 (Lamppost Residential Community)	SF-2 to SF-5	4/17/18: Approve staff recommendation of SF-5 zoning (10-0, A. Denkler-absent); S. Lavani-1 st , Y. Flores-2 nd .	5/10/18: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20180510-081 for

			urban family residence (SF-5) district zoning was approved on Council Member Renteria's motion, Council Member Kitchen's second on a 10-0 vote. Council Member Troxclair was absent.
C14-2007-0043 (West Parmer Center)	SF-2 to GR* *The applicants decided to amend their request to LR-CO to agree with the staff's recommendation for this case.	6/05/07: Approved staff's recommendation for LR-CO district zoning, w/a CO for a 2,000 vtpd limit, by consent with the following additional conditions: 1) All portions of the sign ordinance (Sec.25-10 of the Land Development Code), shall apply; 2) A spotlight on a sign of exterior lighting of a sign must be concealed from view and oriented away from adjacent properties and roadways; 3) Internal lighting of signs is prohibited, except for the internal lighting of individual letters; 4) The height of new freestanding sign placed on the sight shall not exceed 12-feet; 5) Prohibiting the following uses: Bail Bond Services, Off-Site, Accessory Parking, Service Station, Urban Farm, Club or Lodge, Community Events, Community Recreation (Private), Community Recreation (Public), Congregate Living, Residential Treatment and Safety Services Vote: (7-0, J. Martinez, S. Hale-absent); J. Pinnelli-1 st , J. Shieh-2 nd .	7/26/07: Approved LR-CO on all 3 readings (6-0); J. Kim-1 st , B. Dunkerley-2 nd .
C14-07-0028 (Staubach Retail-Parmer, 2406 West Parmer Lane)	NO, GR-CO to GR-CO	4/03/07: Approved GR-CO district zoning with the following conditions: Permit Personal Improvement Services and General Retail Sales (Convenience) as the only allowed 'GR' district uses; Permit all 'LR' district uses, except Food Sales and Service Station; Prohibit Drive-In	5/03/07: Approved GR-CO zoning by consent, with an amendment to add Food Sales and General Retail Sales-Convenience back as permitted uses (7-0); all three readings

		Service; Limit the site to uses that generate no more than 2,000 vehicle trips per day; Prohibit access to Tomanet Trail. Vote: (7-0, K. Jackson and S. Hale-absent)	
C14-06-0097 (Cody Pools: 2300 W. Parmer Lane)	I-RR to GR CS* * On June 6, 2006, the staff received an e-mail from the agent for this case asking to amend the rezoning request for this property from 'GR' to 'CS'. The CS District will permit the Construction Sales and Services use that currently exists on the site.	8/01/06: Approved LR-CO zoning with the following conditions: 700 vehicle trip limit per day and 100-feet of right-of-way reservation from the centerline of Parmer Lane (9-0); K. Jackson-1 st , B. Baker-2 nd .	8/31/06: Approved LR-CO zoning on 1 st reading (7-0); J. Kim-1 st , L. Leffingwell-2 nd . 9/28/06: Approved LR-CO zoning with conditions by consent (7-0); 2 nd /3 rd readings

RELATED CASES: SP-2019-00047C (Site Plan Case)
C14-2018-0021 (Previous Zoning Case)
C7A-96-002 (Annexation)
C8S-78-240 (Subdivision)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Lamppost Lane	50ft	27ft	Local Street	Yes	none	none

CITY COUNCIL DATE: August 8, 2019

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov

STAFF RECOMMENDATION

The staff's recommendation is to grant SF-6, Townhouse & Condominium Residence District, zoning.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.

2. *The proposed zoning should promote consistency and orderly planning.*

The SF-6 zoning district would be compatible and consistent with the surrounding uses because the site under consideration fronts onto a local residential street and is adjacent to multifamily zoning (MF-1) and uses to the west, commercial zoning (LR-CO) to the south and single-family residential (SF-2) zoning to the north, east and west.

This property is located within the North Lamar Area Study, which recommends Single Family land use for this area located to the north of Parmer Lane.

3. *The proposed zoning should allow for a reasonable use of the property.*

The Townhouse & Condominium Residence zoning district would allow for a fair and reasonable use of the property because this zoning will permit the applicant to redevelop this large lot with additional housing options.

EXISTING CONDITIONS

Site Characteristics

The site in question is developed with a structure with outdoor storage (boats, recreational vehicles, trailers, etc.). There appears to be floodplain (a tributary) to the south and west of the property. The lots to the north are developed with single family residences. To the south, there is a retail center with a convenience store and service station use fronting onto Parmer Lane. The lots to the east are developed with duplexes. To the west, there is a multifamily use and single-family residences.

Comprehensive Planning

SF-5 to SF-6

This zoning case is located on the south side of Lamppost Lane, on a property that is approximately 1.23 acres in size and contains several buildings and the outdoor storage of cars and recreational

vehicles. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses include duplexes and single family houses to the north, east and west, and office and retail uses just south of the property, fronting on West Parmer Lane. The proposed use is a ten unit townhouse/condo project.

Connectivity

Lamppost Lane has public sidewalks located on both sides of the street. The property is also located within walking distance to a public transit stop located on Lamplight Village Avenue. Several trail systems are also located within less than a mile from the site. The Walkscore for this property is **64/100, Somewhat Walkable**, meaning some errands may be accomplished on foot.

Imagine Austin

The Imagine Austin Growth Concept Map found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located adjacent to an **Activity Corridor** (West Parmer Lane).

Activity Corridors are designated for additional people and jobs above what currently exists on the ground and are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, **single-family houses, apartments**, public buildings, houses of worship, mixed-use buildings, and offices.

The following Imagine Austin policies are applicable to this case:

- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this property: (1) being situated near an **Activity Corridor** as identified on the Imagine Austin Growth Concept Map and (2) aligning with Imagine Austin policies referenced above, i.e. supporting a variety of housing types, this project supports the IACP.

Impervious Cover

The maximum impervious cover allowed by the SF-5 zoning district would be 55%. However, if the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed

by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

According to floodplain maps there is no floodplain within or adjacent to the project location. COA GIS indicates a Critical Water Quality Zone located on the southern portion of the project. Development is limited in the Critical Water Quality Zone per LDC 25-8-261 & 262.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

FYI: Additional design regulations will be enforced at the time a site plan is submitted. SP5.

FYI: The subject property is included in a concurrent site plan (case #SP-2019-0047C).

COMPATIBILITY STANDARDS

The site is subject to compatibility standards due to adjacency of SF-2 zoning to the north, west, and east. The following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- Landscaping or screening is required along the north, west, and east property lines in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section

25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

DEMOLITION AND HISTORIC RESOURCES

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. Additional right-of-way maybe required at the time of subdivision and/or site plan. The existing street characteristics are as shown in the table below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycl e Route	Capital Metro (within ¼ mile)
Lamppost lane	50'	36'	Local	Yes	No	No

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

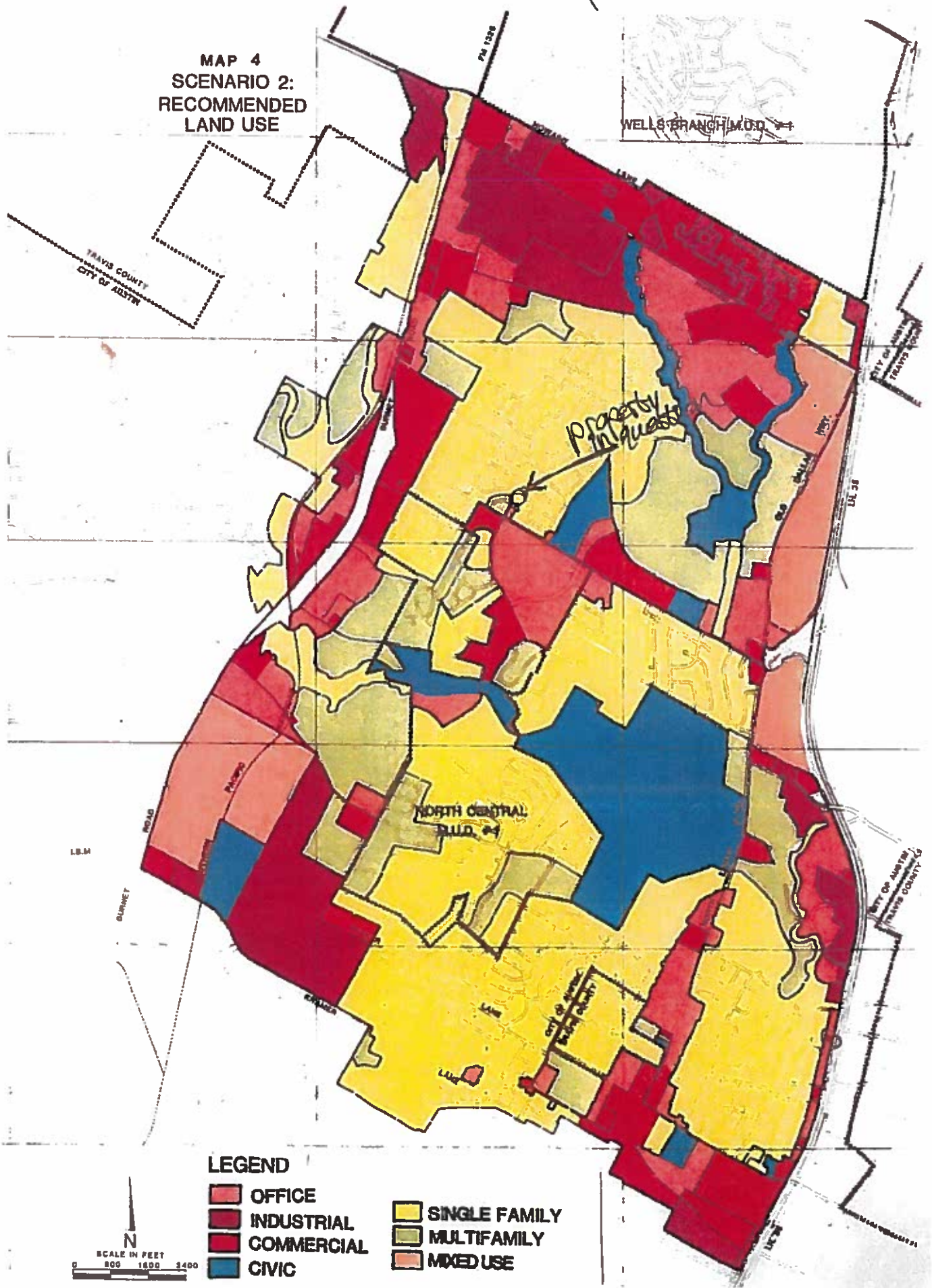
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



North Lamar Area Study

MAP 4
SCENARIO 2:
RECOMMENDED
LAND USE



PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2019-0079
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Jul 02, 2019, Zoning and Platting Commission

Your Name (please print) ☒ I am in favor
12505 Lamplight ☐ I object
Village Ave Apt A

Your address(es) affected by this application
Austin, TX 78727
Gina Stokes
Date 6/25/91

Signature
Daytime Telephone: (512) 545-6179

Comments: This area is pretty much already a mixed used area. I don't think it will hurt being off a deal to continue to use the area this way.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2019-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jul 02, 2019, Zoning and Platting Commission

LOUIE F. CAPUTO JR

Your Name (please print)

12601 LAMPPOST LANE

Your address(es) affected by this application

AUSTIN, TEXAS 78727

Signature

Louis J. Caputo Jr.

Date

06/24/19

Daytime Telephone: (512) 200-3475

SHERRI

Comments: MANY YEARS AGO OUR STREET HAD A CULDESAC

WHERE SF-5 IS LOCATED, IN THE EARLY 1980'S

BUILDERS DECIDED TO OPEN THE CULDESAC.

LOOK CLOSE AT THE ZONING MAP, I OBJECT TO

BUILDING ANYTHING BUT SINGLE FAMILY HOMES,

TRAFFIC ON OUR STREET WILL INCREASE GREATLY

WITH CONDOS, TOWNHOMES, ETC. THERE IS

ONLY ONE DRIVEWAY IN OR OUT OF SF-5

THANKS. - Louis J. Caputo Jr.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2019-0079
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Jul 02, 2019, Zoning and Platting Commission

ELMER GOOTMAN
Your Name (please print)

☐ I am in favor
☒ I object

12502 Lampost Ln.
Your address(es) affected by this application

Elmer Gootman
Signature
6/17/19
Date

Daytime Telephone: 512-339-2131

Comments: see Attached Letter

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

6/17/19
12502 Lamp Post Ln,
Austin TX. 78727

ATTN. Sherri Sirwaitis

There are several objections to the development of this property. Thank you in advance for your attention to this matter.

my address is 12502 Lamp Post Ln just next to the property that is proposed for development. There is very limited space for entrance to the property, which would be directly in front of my house. The driveway would be very close together at angles almost facing one another. Traffic in and out of the property would limit the use and safety of my driveway. The only access to the property is directly in front of my house. This street was originally a cul-de-sac. a regular house lot was used for a street so the large sewer trucks could navigate the turn. This was all before the city annexed the subdivision.

Second:

The property was originally a sewer plant. The ground may not be suitable for residences. There is under ground plumbing, electrical, and even wells.

Third:

There are a lot of children walking the sidewalk to and from school at Parmer Lane Elementary.

more traffic would surely increase
the possibility of accident, involving
children on the sidewalk

fourth:

There are multiple large trees
on or near the property line. If
all the large tree limbs were cut
off: which are on said property. It
would put the trees off balance
and leaning toward my house
creating a threat to my safety.

Please feel free to call me anytime
concerning this letter

Sincerely

Elaine S. Rotman